



## Borough of Douglas

---

**MR COUNCILLOR JONATHAN JOUGHIN, JP  
MAYOR**

---

Town Hall,

Douglas,

7<sup>th</sup> December, 2018

Dear Sir or Madam,

You are hereby summoned to attend a MEETING OF THE COUNCIL of the BOROUGH OF DOUGLAS to be held on WEDNESDAY, the 12th day of DECEMBER, 2018, at 2.30 o'clock in the afternoon, in the COUNCIL CHAMBER within the TOWN HALL, DOUGLAS for the transaction of the hereinafter mentioned business.

I am,

Yours faithfully

A handwritten signature in black ink, appearing to read 'Katherine'.

Town Clerk & Chief Executive

# Order of Agenda

I - Election of a person to preside (if the Mayor is absent).

II - Any statutory business.

III - Approval as a correct record of the minutes of the last regular and any intermediate Meetings of the Council.

IV - Questions of which Notice has been given by Members of the Council, pursuant to Standing Order No. 39.

V - Consideration of the minutes of proceedings of the Council in Committee.

VI - Consideration of the minutes of proceedings of Committees of the Council in the following order:

- (i) The Executive Committee;
- (ii) The Pensions Committee;
- (iii) The Standards Committee;
- (iv) The Eastern District Civic Amenity Site Joint Committee;
- (v) Any other Joint Committee;
- (vi) The Housing Committee;
- (vii) The Regeneration and Community Committee;
- (viii) The Environmental Services Committee;

VIII - Consideration of such communications or petitions and memorials as the Mayor or Chief Executive may desire to lay before Council.

IX - Notices of Motion submitted by Members of the Council in order of their receipt by the Chief Executive.

X - Any Miscellaneous Business of which Notice has been given pursuant to Standing Orders.

The above Order of Agenda is in accordance with Standing Order No. 16(1); under Standing Order No. 16(2) it may be varied by the Council to give precedence to any business of a special urgency, but such variation shall not displace business under I and II.

# AGENDA

III – Chief Executive to read minutes of the Council Meeting held on Wednesday, 14<sup>th</sup> November, 2018.

VI(i) - The proceedings of the EXECUTIVE COMMITTEE as follows:

## EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Friday, 30<sup>th</sup> November, 2018.

Members Present: Mr Councillor D.W. Christian (Chair), the Mayor (until 4.30pm), Mr Councillor S.R. Pitts, Mr Councillor I.J.G. Clague, Councillor Mrs C.L. Wells, Mr Councillor R.H. McNicholl.

In Attendance: Chief Executive (Miss K.J. Rice), Director of Finance (Mr A.J.T. Boyd), Director of Environment and Regeneration (Mrs D. Eynon), Director of Housing and Property (Mrs S. Harrison), Assistant Chief Officer (Environment) (Mr A.J. Donnelly) (Clause A7), Executive Officer (Mrs J.M. Keig) (taking minutes).

### REPORT

#### **PART A –**

#### ***Matters within the scope of the Executive Committee's delegated authority***

##### **A1. Apologies for Absence**

No apologies for absence were submitted.

##### **A2. Declarations of Interest**

No declarations of interest were submitted.

##### **A3. Minutes**

The minutes of the meeting held on Friday 26<sup>th</sup> October 2018 were approved and signed.

##### **A4. Matters Arising From Previous Minutes**

There were no matters arising from the previous public minutes.

##### **A5. Referrals from the Environmental Services Committee**

There were no referrals from the minutes of the Environmental Services Committee meeting held on Monday 19<sup>th</sup> November 2018.

Resolved, “That particulars be noted on the minutes.”

##### **A6. Referrals from the Regeneration and Community Committee**

There were no referrals from the public minutes of the Regeneration & Community Committee meeting held on Tuesday 20<sup>th</sup> November 2018.

Resolved, “That particulars be noted on the minutes.”

##### **A7. Replacement Vehicles and Plant Report 2019 / 2020**

The Committee considered a written report by the Assistant Chief Officer (Environment) seeking approval for the replacement of vehicles and plant in 2019 / 2020.

Members were reminded that the vehicle and plant replacement programme ensured that the Council's continued renewal policy was carried out, which in turn maintained a safe and sustainable fleet. The vehicles identified in the report had been evaluated in terms of their current condition, and also from a future perspective - that was, any likelihood of increased downtime and therefore disruption to the front-line service.

Members were advised that, in the United Kingdom, electric vehicles were becoming more prevalent with one of the greatest incentives being the availability of a UK Government grant making them financially competitive with conventional vehicles. This grant assistance was not available on the Isle of Man and, to date, a strategy on taxation, charging points, and grant assistance had not yet been defined, nor was there at present any clear procurement policy in place regarding electric vehicles.

Resolved, (i) “That particulars of the report be noted on the minutes;

(ii) That approval be given for an amendment to the 2018 / 2019 current year's revised estimates in the capital programme in respect of the replacement of the following vehicle:-

JMN 515L, a kerbside vehicle operating within Waste Services (to be disposed of via auction at a later date) - estimated replacement cost £96,610;

- (iii) That the replacement for vehicle JMN 515L be 'wrapped' in a different colour to draw attention to it, and to assist in promoting the Council's recycling message;
- (iv) That approval be given for the replacement of the vehicles and plant listed below, at a total amount of £313,500 from the 2019 / 2020 revised estimates:-

Vehicle JMN 216L, a transit van operating in the Housing and Property Department (already sold via auction) – estimated replacement cost £16,500;

JMN 401H, a small combi-van operating in the Housing and Property Department (to be disposed of via auction at a later date) – estimated replacement cost £9,000;

JMN 454K, a transit van operating within the Housing and Property Department (to be disposed of via auction at a later date) – estimated replacement cost £16,500;

JMN 455K, a transit van operating within the Housing and Property Department (to be disposed of via auction at a later date) – estimated replacement cost £16,500;

JMN 491E, a tractor operating within the Parks Service (to be disposed of via auction at a later date or traded in for a replacement vehicle, whichever was the most beneficial to the Council) – estimated replacement cost £70,000;

- (v) That in respect of the proposed replacement of vehicle JMN 673L - a gully emptier operating within Waste Services with an estimated replacement cost £185,000 (and which had been proposed be disposed of via auction at a later date) - the Assistant Chief Officer (Environment) be requested to also investigate a lease option on a replacement vehicle; and
- (vi) That in future years, the total whole-life cost for each vehicle be broken down to show the cost of materials, road tax, licence, and fuel.”

#### **A8. Monthly Financial Review**

The Committee considered a written report by the Director of Finance setting out details of progress made compared to key performance indicators in relation to strategic governance objectives; the percentage of rates collected; the increase in the number of non-cash / non-cheque payments; and the percentage of sundry debtors collected within three months.

Resolved, “That particulars of the report be noted on the minutes.”

#### **A9. The Area Plan for the East – Development Briefs**

The Committee considered a written report by the Assistant Chief Officer (Regeneration) seeking agreement to the draft content and format of Development Briefs to be produced as part of The Area Plan for the East (TAPE).

Members were reminded that it was the intention of the Cabinet Office that TAPE would include Development Briefs for key 'Proposal Sites', which would provide an indication of the kind of development which would be encouraged and supported, and may include general principles of good design, as well as specific requirements on particular matters. The Development Briefs were not intended to be exhaustive nor replace the requirements of the Isle of Man Strategic Plan, but would be useful in the preparation of planning applications and in decision-making.

At this current draft stage, plans had not been produced, however, Council officers had been invited to meet with officers from the Cabinet Office and to visit seven sites in Douglas, with a view to liaising on the content of the Development Briefs. The seven sites visited were:-

- DM003 – Villiers Site;
- DM012 – Summerland Site;
- DH046 – Old Prison Site;
- DH039 – Park Road;
- DH001 – Ballacloan School;
- DH025 – Fairfield School; and
- DM008 – Cambrian Place / Walpole Avenue / Middlemarch site.

It was noted that Cabinet Office officers were due to meet with Tynwald Members for a similar purpose on 6<sup>th</sup> December 2018, and that it had been hoped to provide comments back from the Council prior to that date. Because the draft Development Briefs were not yet available (due to timescales), Members had instead been provided with extracts from the officer meeting with the Cabinet Office, which set out

comments and a summary of discussions on each of the seven development sites visited (as listed above).

Members also considered a proposed template for the Development Briefs.

Resolved, “(i) That particulars of the report be noted on the minutes; and

(ii) That the draft content and format of the Development Briefs, which were to be produced as part of The Area Plan for the East, be approved accordingly.”

#### **A10. Service Plans and Performance Monitoring**

The Committee considered a written report by the Chief Executive providing an update on performance compared against measures set out in the Chief Executive’s Department’s Service Plans for 2017 to 2019.

Members recalled that the Council had adopted a new Corporate Plan for 2017 to 2021 in January 2017 and, following on from this, each Service had its own Service Plan to run for the two financial years 2017 to 2019. Service Plans were an important part of the process to ensure that performance and standards were addressed and delivered, and Members accordingly noted the actions from the Service Plans, together with an update on performance as of the end of September 2018.

Resolved, “(i) That particulars of the report be noted on the minutes;

(ii) That progress against planned actions and the performance indicators also be noted; and

(iii) That the status of the item in the Democratic Services’ Service Plan - in relation to more paperless working - be re-assigned from ‘incomplete’ to ‘work in progress’.”

#### **A11. Isle of Man Municipal Association**

The Committee had been circulated with a number of documents received from the Isle of Man Municipal Association.

Resolved, “That particulars of the documents be noted on the minutes.”

#### **A12. Items for Future Report**

The Committee considered a written report by the Chief Executive identifying those issues on which further reports had been requested or which were outstanding, so that Members and officers were aware of them and could monitor progress.

Resolved, “That particulars of the report be noted on the minutes and that it be considered and monitored at each meeting of the Executive Committee.”

#### **A13. Time and Date of Next Meeting**

Members were reminded that the next scheduled meeting was due to take place at 2.30pm on Wednesday 19<sup>th</sup> December 2018.

Resolved, “That particulars be noted on the minutes.”

### ***PART C –***

#### ***Matters subject to Council approval***

#### **C14. Review of Values in Financial Regulations and Standing Orders**

The Committee considered a written report by the Director of Finance seeking approval to update the limitation values in the Council’s Financial Regulations and Standing Orders.

It was noted that certain Financial Regulations and Standing Orders granted authority, whilst stipulating limitations as to the value that the relevant Committee or officer could approve and, as the limits had not been updated for five years, it was proposed that they be increased.

It was therefore recommended that the requirement for a performance bond - as set out in Standing Order 151(a) - be only applied to works contracts where the contract sum exceeded £1,000,000. Currently this requirement was in place for contracts over £280,000 (where no funding contribution was received from Government), and Members accordingly noted the reasons for the scale of increase to the proposed value, including the fact that the use of a performance bond added to the capital cost of a contract; and that the requirement to take out a security bond had the potential to act as a barrier to contractors going onto tender lists.

Resolved, “(i) That particulars of the report be noted on the minutes;

(ii) That the updated values as set out in the appendix to the written report be approved; and

(iii) That the Council’s Standing Order 151(a) be amended to reflect the value of works contracts requiring a security bond (where no funding was received from Government) and be increased to £1,000,000.

The Committee rose at 4.40pm.

VI(ii) – The proceedings of the PENSIONS COMMITTEE as follows:

# PENSIONS COMMITTEE

PENSIONS COMMITTEE – Minutes of Meeting held on Wednesday, 28<sup>th</sup> November, 2018.

Members Present: Councillor Ms K. Angela, the Mayor, Councillor Mrs C.E. Malarkey, Mr Councillor C.L.H. Cain, Mr Councillor F. Horning, Mr Councillor J.E. Skinner, Mr A. Thomas (Independent Member).

In Attendance: Mr M. Freeman, Scheme's Investment Advisor – Hymans Robertson – Agenda items A1 to A11, A13 and A14. Mr M. Corkish (Investasure) and Mr T. Knight (St James's Place) – Agenda item A6. Director of Finance (Mr A. Boyd), Assistant Chief Officer (Finance) (Mr E.P. Pierce), Democratic Services Officer (Mrs D. Atkinson).

## REPORT

### **PART A –**

#### ***Matters within the scope of the Committee's delegated authority***

##### **A1. Apologies**

There were no apologies for absence submitted.

##### **A2. Declarations of Interest**

There were no declarations of interest.

##### **A3. Minutes – 24<sup>th</sup> October 2018**

The minutes of the meeting held Wednesday, 24<sup>th</sup> October, 2018 were approved and signed.

##### **A4. Training: Investment in a Pension Scheme**

The Committee received a training presentation from Mr M. Freeman on the topic, Investment in a Pension Scheme.

Mr Freeman began by explaining the importance of good investment and reminded the Committee they are responsible for investment decisions. He listed a series of actions the Committee undertake to ensure the investment decisions are of the maximum benefit to the Scheme, including receiving advice from a qualified investment advisor, ensuring sufficient information is obtained from investment managers to make decisions and to fully understand the types and ranges of investments and their implications.

Mr Freeman reminded Members that the Committee have a wide power to invest the Scheme's assets subject to the parameters that managers must be Isle of Man Financial Services Authority (FSA) regulated, a have an office based on the Island, and all investments must comply with the Scheme regulations governed by the Department of Infrastructure.

Members noted that all investment strategy decisions must also comply with the Scheme's Statement of Investment Principles which is reviewed by the Committee, and all investment decisions required prior written advice from Hymans Robertson. Within this Statement there is also consideration of social, environmental and governance issues.

Mr Freeman finished by emphasising the importance of considering proper advice before making any investment, and that an investment decision must be delegated to an authorised person under the regulations (in line with the Pensions Act 1995).

Resolved, "That the presentation be noted on the minutes."

##### **A5. Review of Investment Managers' Performance**

The Committee considered a report by Hymans Robertson reviewing the Investment Managers' performance for the third quarter of 2018.

Mr Freeman began by providing the historic returns for world markets during the quarter demonstrating a pick-up in global growth. It was noted that gilts and corporate bonds had negative returns during the period, however this will at the same time have decreased the Scheme's liabilities resulting in an expected overall increase to the funding level.

Members were presented with the valuation summary for the period end. The fund value had increased by £0.7m during the quarter, however it was noted there was an investment of £300k in Canaccord index-linked gilt fund and an investment of £200k in the Canaccord corporate bond portfolio, resulting in asset growth of £200k.

Overall, the fund underperformed the benchmark by 0.5% during the quarter. Mr Freeman provided a performance breakdown by each individual portfolio.

Resolved, "That the report and discussion be noted on the minutes."

#### **A6. Manager Reporting: Investasure/St James's Place**

Mr M. Corkish (Investasure) and Mr T. Knight (St James's Place-SJP) joined the meeting to present St James's Place performance during quarter three of 2018.

Mr Knight began by presenting Members with the daily unit value of the investment since inception including additional investments and withdrawals. Members were presented with the cumulative returns based on current unit values after charges, followed by the cumulative annualised fund performance since inception. It was noted that the figures provided were up to 23<sup>rd</sup> November, 2018 as opposed to quarter three end.

Mr Knight moved on to demonstrate the asset allocation of emerging markets. Members were reminded that the asset allocation of the fund will always vary significantly from the index. As the fund held a lot more Indian equities than the index, the fund's performance has been worse than the index as Indian stocks performed poorly in the quarter.

In relation to global equities, Members were presented with a graph demonstrating the asset allocation of the global funds and the stock selection and weightings of individual managers. A Member queried why the Scheme has been paying active management fees for one of the individual funds that appears to be passively managed, making reference to the BlackRock fund within the 'SJP Global Equity' fund. This BlackRock fund represents 18% of the total strategy managed by Investasure/SJP. It represents the constituents of the MSCI AC world equity index but rather than tracking the index in a traditional manner, i.e. weighted by market capitalisation, an equal weight is given to each constituent within the index. Mr Knight explained that this approach provides more exposure to smaller companies within the index, especially those found in emerging markets compared to a traditional market cap weighted index and thus provides deliberately less exposure to US-listed stocks especially US mega cap and large cap listed stocks that currently dominate the MSCI AC world index. SJP believe that over the longer term such an approach will materialise in greater returns for the scheme. Mr Knight stated that the fee for the 'SJP Global Equity' fund was lower than average and agreed to remind members with details of the total fee charged for this fund via email.

One Member asked what allocation to cash would be considered normal. Mr Knight advised that cash levels can and do vary depending on investment conditions but explained that managers would not be expected to hold more than 20% of their respective fund in cash, at any one time.

Resolved, "That particulars of the presentation be noted on the minutes."

Mr Corkish and Mr Knight were thanked for their attendance and left the meeting.

#### **A7. Adjournment and Resumption**

The Committee adjourned at 1.20pm and resumed at 2.20pm. The same Members and officers were in attendance.

#### **A8. Annual Review of Investment Managers**

The Committee considered a report submitted by Hymans Robertson to compare the performance of the Scheme's investment managers with their benchmarks and peer groups (where applicable) over periods up to 30<sup>th</sup> September 2018.

Mr Freeman presented the Capital International performance review. Capital International comfortably outperformed its LIBOR +3% target return over one and three year periods and since inception. Relative to their peer group, Capital are placed in the top quartile during the year and three year period. Hymans Robertson remain supportive of Capital International for the Scheme's absolute return allocation.

Mr Freeman reviewed the index-tracking funds and property funds managed by Canaccord. Canaccord invests in four third-party pooled funds. It was noted that the Standard and Poor's Depository Receipts (SPDR) conventional gilts and Vanguard index-linked gilts funds both performed within close tolerance of their respective benchmark indices over the year as expected. The Royal London Asset Management (RLAM) UK equities fund has closely tracked its benchmark index since inception although the discrepancy in the one year performance is largely attributable to the different fund and index pricing points. The index-tracking funds had not been compared against their peer groups as index-tracking funds are expected to track, rather than outperform, the benchmark index.

Mr Freeman continued with a review of the BlackRock UK Property Fund managed by Canaccord. The fund matched its benchmark (after fees) over the last year and slightly underperformed over the longer period. However, Hymans Robertson believe the focus on quality and income growth positions the fund

well to navigate market pressures which arrive as a result of the ongoing Brexit process and they continue to support the Scheme's investment into the BlackRock Property Fund.

Mr Freeman finished with a review of the corporate bonds managed by Canaccord. The portfolio performed in line with the benchmark index over the one year period and has slightly underperformed since inception. However, Canaccord was placed in the fourth quartile of the peer group over the year. It was noted that the peer group consisted of 20 investment grade corporate bond funds. Hymans Robertson opined that Canaccord could feasibly outperform the index by 1-2% per annum to produce longer term outperformance. Whilst Canaccord did not compare well to its peer group over the last 12 months, it was highlighted that outside of the five top quartile managers, the returns from the other 15 managers were very closely grouped together. It was also noted that the Canaccord performance included underlying third-party fund fees as the fund does not invest directly in bonds, unlike the peer group. Canaccord's returns would be expected to be closer to the median fund if these fees did not apply. Hymans Robertson continued to recommend supporting this mandate.

Resolved, "That particulars of the report and discussion be noted on the minutes."

#### **A9. Update on Scheme's Responsible Investing Policy**

The Committee considered a report submitted by Hymans Robertson to update on the Scheme's responsible investing policy. Members were reminded that a Responsible Investment Policy had been developed by the Committee in 2017. The Policy was to encourage managers to take certain factors into account when choosing underlying investments. The report listed eight investment beliefs which resulted in five Environmental, Social and Governance (ESG) policies to be considered by SJP, Capital and Royal London. Hymans Robertson circulated a questionnaire in 2017 to all managers, their responses were summarised and appended to the report.

In summary, Members noted that Capital International comply with some of the policies in place, and have since receiving the Committee's policies introduced a new ESG policy across all of their clients. They are working on setting up additional operational processes to better address two of the Committee's policies and have voted on one company resolution in the last quarter.

Mr Freeman advised that Royal London and St James's Place fully comply with all the Committee's policies.

It was agreed that it would be beneficial in 2019 to list the votes each manager has undertaken and how they voted.

Resolved, "That particulars of the report and discussion be noted on the minutes."

#### **A10. Review Plan of Activities and Meeting Dates for 2019**

Members were presented with the Capita and Hymans Robertson plan of activities for the 2019 year. Members were reminded that the Committee had previously agreed to implement an annual plan of activities for both the administration and investment Committee Meetings. The activity plans provide the Committee with a working agenda for issues requiring annual review including training requirements.

It was noted that there is no reason to visit a manager's office in 2019; Members were presented with the timetable for managers' attendance at the Committee Meetings.

Resolved, "That particulars of the discussion be noted on the minutes and the 2019 plan of activities submitted by Capita and Hymans Robertson be noted and implemented."

#### **A11. Possible Implications of Brexit and Funding Scenarios on the Scheme**

The Committee considered a report submitted by Hymans Robertson to provide some background to potential funding and investment implications for the Scheme arising from different outcomes to the UK's Brexit negotiations, and in particular, some of the implications for financial markets of a 'no deal' Brexit.

The report provided commentary on potential market implications of a no-deal, the potential impact of three Brexit scenarios (soft, hard and no-deal) on the Scheme's funding and some operational aspects to consider and raise with managers. It was noted that the paper represented Hymans Robertson's views as of 20<sup>th</sup> November 2018 and did not account for any advances in negotiations after this date.

Mr Freeman summarised that the funding level could be materially lowered in the event of a hard or no-deal Brexit, primarily due to lower gilt yields and falling property values. It was noted that the impact of gilt yields was expected to be offset to a degree by owning foreign assets which would increase in value as the pound was expected to depreciate in value. There are two main actions that could be implemented in order to reduce the expected impact of an unfavourable Brexit on the Scheme: increase the allocation to gilts and sell down the property fund. However, Mr Freeman explained this course of action is not recommended because;

- (a) Increasing the investment in gilts would require a material sale of growth assets to have a meaningful impact, something in the order 50% of the current equities and absolute return fund;
- (b) It was explained that this would introduce longer term risks for the Committee: the Scheme will still require additional returns to meet the funding shortfall (in order to secure adequate investment growth in the longer term, adequate levels of equity investment would still be necessary);
- (c) Selling the property fund would incur significant transaction costs (c3-4% on sale) and Hymans Robertson still believe that this asset class will be attractive over the longer term.

It was noted that a soft Brexit (generally supported) is predicted to uplift UK GDP growth, strengthening Sterling and UK equities and minimising future interest rate rises.

Mr Freeman concluded by advising that in order to manage the impact risk posed by a potential hard or no-deal Brexit, it would be necessary for the Scheme to have to make major changes to its funding strategy and asset allocations. This was not recommended given the need for the Scheme to take a much longer term view, and stick to its long term funding strategy determined from the last valuation. It was important for the Committee not to take a knee jerk reaction to uncertain events or potential outcomes, and to instead take a longer term view on recovery. The advised approach was in line with that taken by other local government pension schemes in the UK generally.

Resolved, "That particulars of the report and discussion be noted on the minutes and the possible impact of Brexit to the Scheme be noted however no action be required."

Mr Freeman was thanked for his attendance and left the meeting.

#### **A12. Items for Future Report**

The Committee considered a report submitted by the Director of Finance setting out items that are to be considered at future meetings and to review any future training requirements.

Resolved, "That particulars of the items for future report be noted on the minutes."

#### ***PART C –***

##### ***Matters requiring Council approval***

There were no matters requiring Council approval.

The Committee rose at 3.00pm.

VI(iv) – The proceedings of the EASTERN DISTRICT CIVIC AMENITY SITE JOINT COMMITTEE as follows:

# EASTERN DISTRICT CIVIC AMENITY SITE JOINT COMMITTEE

EASTERN DISTRICT CIVIC AMENITY SITE JOINT COMMITTEE – Minutes of Meeting held on Monday, 19<sup>th</sup> November, 2018.

Members Present: For Douglas Borough Council – Mr Councillor R. H. McNicholl (Member) (Chair), Mrs D. Eynon (Director of Environment and Regeneration). For Onchan District Commissioners – Mr D. Crellin (Member), Mrs L. Radcliffe (Clerk/Chief Executive). For Garff Commissioners – Mr N. Dobson (Member), Mr T. Kenyon (Member).

Apologies – Braddan Parish Commissioners. Mr J. Quayle (Department of Infrastructure Representative).

In Attendance: Secretary – Mr P.E. Cowin. Contractor's Representative – Mr S.A. Crook (Item A3 only).

## REPORT

### **PART A –**

#### ***Matters within the scope of the Joint Committee's Delegated Authority***

##### **A1. Minutes – 18<sup>th</sup> June, 2018**

The minutes of meeting held on Monday, 18<sup>th</sup> June, 2018 were approved.

##### **A2. Matters Arising from the Minutes**

No items were identified as arising from the minutes, that were not separately included in the Agenda.

##### **A3. Operational Issues**

Mr Crook, representing the Contractor operating the Site, joined the meeting at 2.45pm. Copies were previously circulated of a written note by Mr Crook detailing a number of issues on which queries had been raised at the last meeting, and further issues identified as requiring consideration by the Joint Committee.

Section 1.1: Waste Oil Container: An order had been placed with Gallas Foundry to install a bund, cover and access platform. This supplier had submitted the lowest quotation of the three received.

Section 1.2: Sofa Beds Disassembly: This service was now in operation and between July and September, 2018, a total of 66 units had been taken apart.

Section 1.3: Paint Storage Cabinets: The second cabinet and appropriate signage were now in place.

Section 1.4: Redundant gas cylinders: Manx Gas had advised which cylinders they could take and Mr Crook was awaiting advice from Mr Quayle on the disposal of the remainder.

Section 1.5: Oversize Items charge from EfW plant: Mr Crook advised that there had been two occasions when loads emanating from the ECA Site had been rejected and which attracted a penalty charge. One had been because the load included a railway sleeper and the other a sofa bed. A meeting with the EFW Plant operator had been scheduled to review the processes involved, and in the meantime staff at the ECA Site would check on any vehicle capable of carrying oversize items with a view to intercepting them before deposit into the skips. Mr Crook also explained that the list of items treated as non-conforming waste was vague in some areas.

Section 1.6: Gantry Cleaning: A cyclical programme of cleaning the gantries had commenced but there was some concern over the danger of slipping, particularly in wet weather. However the gantries were of metal mesh construction so the risk was minimised.

Section 1.7: Logging of Vehicles: Mr Crook advised that vehicle registration details of repeat visitors or those suspected of commercial activity were no longer being recorded in book form. Data Protection requirements were being researched to establish whether they could be held electronically.

Section 2.1: Table of data on incidents at the Site between July and September, 2018:

Type of incident	No
Serious abuse of staff	3
Barrier hit	10
Commercial waste	3
Other Health and Safety incidents	2
Miscellaneous other	2

Section 2.2: Threatening behaviour: One member of the public had been banned from using the Site for twelve months following threats of violence to a staff member. Two further incidents of abusive behaviour had resulted in six-month bans.

Section 2.3: Depositing items to which charges apply without paying: Two six-month bans had been applied.

Section 2.4: Re-use Shed Parking: Layout had been varied as a result of a near-miss incident.

Section 2.5: Breaches of Site Rules: Procedures for action to be taken in the event of breach of the Site Rules had been agreed with the Secretary. 2-way radios had been provided to aid on-site communication and there was potential for bodycams, subject to Data Protection Rules, to record incidents.

Section 2.6: Golf Clubs in Re-use Shed: a trial had taken place of a scheme for golf clubs remaining in the re-use area to be donated to the neighbouring Douglas Golf Club for the benefit of junior golfers. However it had been found that equipment in reasonable condition was being removed by the public fairly quickly.

Section 3.1: Statistics: Operational statistics for the first two quarters of 2018/19 and quarterly details from the previous three years, were circulated. They detailed the tonnage of residual waste being sent to the EfW Plant, and how much had been recycled in the form of cardboard, clothing, green waste, construction waste, ferrous and non-ferrous metals.

Section 3.2: In each of the months May to August, 2018, over 900 vehicles had been checked to ensure they were not carrying commercial or prohibited waste.

Section 4.1: Hardcore skips. Mr Crook advised that the two 6m<sup>3</sup> skips used for hardcore are becoming unfit for purpose through age and heavy use.

Section 4.2: Mr Crook advised that costs were being prepared for updating the CCTV equipment on site. A separate report would be brought forward in due course.

Section 4.3: Charging at EfW Plant: Mr Crook had arranged a meeting with the plant operator in connection with the access control and charging systems which required both a card and a code number; there was a possibility of loads being charged to the wrong source, should a contractor possess the code number.

As an additional issue, Mr Crook raised a suggestion by the Manager in charge of the Site that the permitted period for larger vehicles to access the Site on Sunday afternoons could be extended.

**It was agreed:**

That the report be noted and approved, and that

- (1) Prices be sought for replacement 6m<sup>3</sup> skips;
- (2) As the skips were part of the original infrastructure of the Site provided by DoI, the Department be asked to fund the replacement;
- (3) That the permitted hours on Sunday afternoons for larger vehicles to access the Site remain as at present, 2.00 p.m. until 4.00 p.m., with last entry at 3.45 p.m.

**A4. Recycling Facilities**

The Chair expressed concern over the number of recycling containers on the Site. He felt there were too many, taking up too much space. He also made the observation that the agreement to allow recycling containers on the Site was contrary to the contract specification that permitted the Contractor to retain income from recycled materials.

**It was agreed:** that the Secretary write to the Department of Infrastructure expressing the concerns and to open dialogue on the number of containers on Site.

**A5. Enforcement of Site Rules**

Secretary had circulated a report setting out procedures for dealing with breaches of the Site Rules, and for banning users breaching them. The procedures had been drawn up through discussion between himself, Mrs Eynon, and the Manager in charge of the Site.

The procedures had not been fully implemented yet as Data Protection requirements, in order to retain personal details, were being examined.

**It was agreed:** that the procedures as drafted be approved and, subject to the appeal process being made clearer, be approved.

*Mr Crook left the meeting at 4.30pm.*

#### A6. **Data Protection/ANPR**

Correspondence from Mr A. Croll had been circulated, objecting to the use of ANPR equipment at the Site as contrary to Data Protection Regulations.

Members were reminded that there were no current proposals in respect of ANPR.

**It was agreed:** that Mr Croll be advised that there are no current intentions to use ANPR and that if proposals come forward in future relating to the matter, all the relevant Data Protection Regulations will be taken into account.

#### A7. **Meeting Dates**

**It was reaffirmed:** that the Joint Committee meet at 2.30pm on Monday, 18<sup>th</sup> February, 2019.

### **PART B –**

#### *Matters requiring approval from the respective Authorities*

#### B8. **Operational Contract from 1<sup>st</sup> April, 2019**

Copies had been circulated of a submission by the Contractor operating the site accepting the offer of an extension until 2021 of the Operational Contract.

The proposals were essentially to increase the contract sum to cover the costs of additional staffing at peak times, to move any replacement costs for existing plant from the Contractor to the Joint Committee, and to include in the contract sum a contingency figure to cover any penalty charges imposed by the EfW Plant because of non-conforming waste.

There was discussion of the proposal and the potential increase in costs.

**It was agreed:** that the proposal be accepted, recognising that in the event of failure of plant and equipment within the Site infrastructure, additional unbudgeted costs will fall to the Joint Committee, split between the constituent authorities in the usual ratio.

**It was further agreed:** that the Secretary write to Braddan and Santon Parish Commissioners, who were not present, seeking those authorities' concurrence. Mr Crellin undertook to report to Onchan District Commissioners at an imminent meeting, and to advise the Secretary of the outcome.

#### B9. **Budget 2019/20**

Secretary had circulated a draft budget for 2019/20, showing contractual costs in line with A6 above, with the costs of the Contract, administration and waste disposal separated.

Also shown was the amount due to be paid by each authority for those elements, and the total figures which were;

Douglas (62.91%)	£387,340
Onchan (17.85%)	£109,910
Braddan (12.33%)	£75,910
Garff (Laxey)(2.78%)	£17,120
Garff (Lonan)(2.59%)	£15,950
Santon (1.54%)	£9,480

**It was agreed:** that the budget for 2019/20 be approved and that the final sums be circulated to the respective Authorities for approval and provision in their budgets.

The meeting ended at 5.10pm.

VI(vi) – The proceedings of the HOUSING COMMITTEE as follows:

# HOUSING COMMITTEE

HOUSING COMMITTEE – Minutes of Meeting held on Wednesday, 21<sup>st</sup> November, 2018.

Members Present: Councillor Mrs C.L. Wells (Chair), the Mayor, Councillor Mrs C.E. Malarkey, Mr Councillor J.E. Skinner, Councillor Mrs E.C. Quirk.

In Attendance: Director of Housing and Property (Mrs S. Harrison), Assistant Chief Officer (Housing and Property) (Mr G. Atkin), Housing Manager (Mr V. Zivave), Assistant Chief Officer (Income) (Mrs C. Pulman), Assistant Town Clerk (Mr P. Cowin), Assistant Democratic Services Officer (Miss C. Cullen).

## REPORT

### **PART A –**

#### ***Matters decided by the Committee***

##### **A1. Apologies for Absence**

Apologies for absence were submitted by Mr Councillor C.L.H. Cain.

##### **A2. Declarations of Interest**

There were no declarations of interest.

##### **A3. Minutes – 17<sup>th</sup> October, 2018**

The minutes of the meeting held on Wednesday, 17<sup>th</sup> October, 2018, were approved and signed.

##### **A4. Vacant Properties Update**

The Committee considered the monthly report submitted by the Assistant Housing Manager (Maintenance) to update on the number of vacant social housing properties.

Members noted that as at the end of October 2018 there were ten void properties.

Resolved, “That the number of void properties be noted on the minutes.”

##### **A5. Housing Request Refusals**

The Committee considered a report submitted by the Assistant Chief Officer (Housing and Property) advising on eight housing refusals in the previous month.

Appended to the report were the eight housing refusal cases, together with a copy of the criteria for the allocation of properties: pointing system. No personal details were supplied to the Committee which would specifically identify the individual or the address. Members discussed each refusal case in turn and unanimously agreed to the following:

1. Removal of ten points. Officers contact the applicant to establish if there is a need to remain on the waiting list.
2. Removal of ten points.
3. No points are removed. Allocation to the applicant is deferred until December 2019.
4. The applicant be removed from the waiting list if no further contact is made.
5. Consideration of the application be deferred to the next Committee meeting to allow the applicant sufficient time to gather supporting documentation.
6. Removal of ten points.
7. Removal of ten points.
8. Removal of ten points.

Resolved, “That particulars of the report and discussion be noted on the minutes and approval be given to the proposed housing request refusals as appended to the report, which comply with current Council policy and current Department of Infrastructure regulations and guidance.”

##### **A6. 2018/2019 Quarter Two Performance Monitoring**

The Committee considered a report submitted by the Director of Housing and Property to update on the performance against measures outlined in the Housing and Property Services Plans as relevant to the Housing Committee.

Appended to the report and reviewed by the Committee were the measures as outlined in each Service Plan together with an update on performance as at the end of quarter two 2018/19. A red, amber and green status had been applied to each measure.

The Assistant Chief Officer (Housing and Property) advised that rent loss as a percentage of income is currently targeted by the Department of Infrastructure at 2%. The Council has negotiated the inclusion of a further 1.1% for the Willaston decant properties taking it to a total of 3.1%. With the inclusion of the Spring Valley decants further negotiations will be taking place with a view to increasing this.

Resolved, "That particulars of the report and discussion be noted on the minutes and that the progress against performance indicators in the Services Plan for Quarter Two 2018/19 be noted."

**A7. Items for Future Consideration**

The Committee considered the monthly report and appended schedule setting out items which will be considered at future meetings.

Resolved, "That the report and schedule be noted on the minutes."

The meeting end at 12.07pm.

VI(vii) – The proceedings of the REGENERATION AND COMMUNITY COMMITTEE as follows:

# REGENERATION AND COMMUNITY COMMITTEE

REGENERATION AND COMMUNITY COMMITTEE – Minutes of Meeting held on Tuesday, 20<sup>th</sup> November, 2018.

Members Present: Mr Councillor S.R. Pitts (Chair), the Mayor, Councillor Mrs H. Callow, Councillor Mrs R. Chatel, Councillor Miss D.A.M. Pitts, Councillor Ms K. Angela.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Finance) (Mr E.P. Pierce), Assistant Town Clerk (Mr P.E. Cowin), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Income) (Mrs C. Pulman), Head of Parks (Mr D. Hewes), Democratic Services Officer (Mrs D. Atkinson).

## REPORT

### **PART A –**

#### ***Matters delegated to the Committee***

##### **A1. Apologies**

There were no apologies submitted.

##### **A2. Declarations of Interest**

There were no declarations of interest.

##### **A3. Minutes – 16<sup>th</sup> October, 2018**

The Minutes of the meeting held on Tuesday, 16<sup>th</sup> October, 2018, were approved and signed.

##### **A4. Matters Arising from the Minutes**

###### Clause A8 – Douglas Carnival

In response to question, the Assistant Chief Officer (Regeneration) advised that the contingency date for the 2019 Douglas Carnival will be reconsidered and the proposed date reported to Committee.

##### **A5. Department of Environment and Regeneration Performance Monitoring**

Members considered a report submitted by the Director of Environment and Regeneration to update on the performance against measures outlined in the Environment and Regeneration Department Service Plans as relevant to the Regeneration and Community Committee.

Appended to the report were the measures as outlined for the Parks Service, Douglas Town Centre Management, and Electrical Services as relevant to the Committee. A red, amber, green status had been applied to each measure.

Resolved, “That particulars of the report and the progress against performance indicators in the Department and Regeneration Department Service Plans as relevant to the Regeneration and Community Committee be noted on the minutes.”

##### **A6. Noble’s Park – Department for Enterprise Event Infrastructure Proposals**

The Committee considered a report submitted by the Head of Parks to advise of proposals received from the Department for Enterprise (the Department) relating to event infrastructure for the TT and Festival of Motorcycling (FoM).

The Department is seeking permission to make improvements to infrastructure associated with the TT and FoM which includes;

- (a) Permanent improvements to be made to areas where temporary pathways and roadways are usually installed for the events;
- (b) Upgrading the damaged central pathway;
- (c) Connecting portable toilets to the main drains;
- (d) Installation of removable Zaun style fencing to define and secure areas associated with the events;
- (e) Replacement and installation of new permanent Zaun fencing;

- (f) The creation of a vehicle access point into the Park from St. Ninian's Road which will provide access onto and off the field for parking during the events.

The report listed the positive and negative considerations of each proposal. Members were advised that the creation of a vehicle access point from St Ninian's Road will result in the loss of four mature trees. It was proposed that the Council seek a replacement tree ratio of five for every tree removed. Members agreed to a future site visit to determine a suitable location for the new trees.

It was noted that the Council will make a potential saving of £87,856 from the reconstruction of the central pathway and replacement of Zaun fencing.

Resolved, "That particulars of the report and discussion be noted on the minutes and the implementation of the proposed event infrastructure improvements be approved, subject to the Department agreeing to the following conditions in their entirety;

- (i) All improvement proposal costs be borne by the Department for Enterprise including reinstatement costs associated with any works;
- (ii) All statutory approvals required for the improvements be obtained by the Department for Enterprise before any works commence;
- (iii) That installed infrastructure be maintained by the Department for Enterprise to its design integrity for the duration of any TT agreements, the definition of the duration is "the period covering the commencement and end date of such agreements" not just over the period covering the events;
- (iv) The total costs associated with the reconstruction of the entire length of the central pathway, minus the contribution from the Manx Utilities as part of the wayleave agreement, be borne by the Department for Enterprise;
- (v) Any trees removed for the creation of access are compensated at a ratio of five for each tree removed and replacements being of a native species and "standard" size;
- (vi) At the proposed St. Ninian's Road access point into the Park, provision is made for a cycle route access;
- (vii) All specifications, materials and plans associated with the improvements be approved by the Council prior to works tendering, planning permission application and work commencement;
- (viii) All improvements work be undertaken to the satisfaction of the Council and defects will be rectified by the Department."

#### **A7. Post Office Self Service Kiosk in Henry Bloom Noble Library**

The Committee considered a report submitted by the Assistant Chief Officer (Income) to conclude the position regarding the installation of a self-service postal kiosk in Henry Bloom Noble Library.

Following instruction by the Committee in September 2018, Officers have been in discussions with the Isle of Man Post Office in an attempt to negotiate a free twelve month period for the installation of a self-service postage kiosk in the Henry Bloom Noble Library. Unfortunately, after consideration, the Isle of Man Post Office confirmed their previous position that they are unable to undertake further financial costs given the current economic climate. It was noted that they had already agreed to equal cost sharing of the £820 ongoing cost and to fund the initial set up costs.

Members were advised that the post office had indicated that they will review the decision once the free membership programme has been implemented in the library and when there is further clarity regarding the post office retail strategy.

Officers explained that the introduction of this facility would offer a further reason for visitors to come into the library and utilise its package of services as well increasing footfall figures and generating some excellent PR opportunities. Members were advised logistically how the service will run.

A Member expressed concern about ratepayers part funding a post office initiative.

Resolved, "That particulars of the report and discussion be noted on the minutes and;

- (i) The installation of a self-service postal kiosk in the Henry Bloom Noble Library be approved for a trial period of twelve months;
- (ii) Any minor residual costs be absorbed within the existing ICT budget (estimated at £410 per annum after cost sharing with the Isle of Man Post Office)."

For: 4 Against: 1

Councillor Ms K. Angela requested that her name be recorded as voting against the resolutions.

**A8. Items for Future Report**

The Committee considered a report submitted by the Democratic Services Officer regarding reports for future consideration by the Committee. A Member requested a future report on Falcon Glen.

Resolved, "That particulars of the matters for future consideration be noted on the minutes."

***PART B –***

***Matters requiring Executive Committee approval***

There were no public items for Executive Committee approval.

***PART C –***

***Matters requiring Council approval***

There were no items requiring Council approval.

The meeting ended at 11.37am.

VI(viii) – The proceedings of the ENVIRONMENTAL SERVICES COMMITTEE as follows:

# ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 19<sup>th</sup> November, 2018.

Members Present: Mr Councillor R.H. McNicholl (Chair), the Mayor, Mr Councillor A.J. Bentley, Mr Councillor F. Horning, Councillor Ms J. Thommeny.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Environment) (Mr A. Donnelly), Assistant Chief Officer (Finance) (Mr P. Pierce), Accountancy Manager (Mr M. Quayle), Senior Engineering and Waste Services Manager (Mr A. Crook) (Item A4), Building Control Manager (Mr N. Kaighin) (Items A6 – A9), Community & Enforcement Manager (Mr A. Gordon) (Items A6 – A9), Dilapidation Enforcement Officer (Mr S. Salter) (Items A6 – A9), Assistant Town Clerk (Mr P. Cowin), Assistant Democratic Services Officer (Miss C. Cullen).

## REPORT

### **PART A –**

#### ***Matters delegated to the Committee***

##### **A1. Apologies**

Apologies for absence were submitted by Councillor Miss N.A .Byron.

##### **A2. Declarations of Interest**

Mr Councillor A.J. Bentley declared an interest in item A6.

##### **A3. Minutes – 15<sup>th</sup> October, 2018**

The minutes of the meeting held on Monday, 15<sup>th</sup> October, 2018 were approved and signed.

##### **A4. Douglas Beach Management Contract**

The Committee considered a report submitted by the Senior Engineering and Waste Services Manager advising on the current Beach Management Contract which has been in place for approximately eighteen months.

Members were reminded that the 2017 – 2020 contract was prepared after the Council commissioned a report by JBA Consultants in 2016, which identified the importance of minimising mechanical activities on the beach. The current specification excludes re-profiling as a measured item of work as per the Committee resolution of February 2017 stating that “no re-profiling works be carried out within the beach contract”.

The report advised that during the first twelve months of the contract, no sand re-levelling/re-profiling work had been carried out, although the last period of the previous contract (January to March 2017) significant re-profiling works were carried out mitigating the need in the early part of the new contract (April to August 2017). Following a prolonged period of turbulent weather at the start of 2018, it became increasingly apparent that significant re-profiling would be required to reduce the impact of wave overtopping and the consequent deposition of beach sediment on the promenade.

The Senior Engineering and Waste Services Manager advised that the Council’s inability to carry out any levelling works prior to the storms in March resulted in a prolonged and intensive promenade clean-up operation, which diverted resources away from routine scheduled work. The estimated cost of this clean-up operation was in excess of £10,000. Experience has shown that periodic re-profiling is the best method for retaining sand to manageable levels and whilst this does not need to be a contractual obligation, it would however be prudent to agree a programme with the contractor to ensure attendance for re-profiling, which would be instructed as a variation within the existing beach management budget.

The report recommended that the most cost effective approach would be to carry out once monthly levelling during the summer season and on two or three occasions during the winter with ideally one occurring during March, estimated costs for this would be in the region of £9,000 - £12,000.

Members discussed the advantages and disadvantages for both a reactive and proactive approach to re-profiling. The Senior Engineering and Waste Services Manager advised that although the cost to the Council for each approach was fairly comparable there was a hidden cost to a reactive approach as it takes cleansing and parks staff away from their routine scheduled work.

Resolved, "That particulars of the report and discussion be noted on the minutes and approval be given to officers to instruct the Beach Cleaning contractor to increase the frequency of re-profiling as follows;

- (a) Carry out monthly re-profiling from April to September if required; and
- (b) Carry out re-profiling every two or three months from October to March if required."

For: 3 – Against: 1

Mr Councillor R.H. McNicholl asked that his name be recorded as voting against the resolution.

#### **A5. Quarter Two Service Plan Performance Monitoring**

The Committee considered a report submitted by the Director of Environment and Regeneration to update on the performance against measures outlined in the Environment and Regeneration Service Plans as relevant to the Environmental Services Committee.

Appended to the report and reviewed by the Committee were the measures as outlined in each Service Plan together with an update on performance as at the end of quarter two 2018/19. A red, amber and green status had been applied to each measure.

Resolved, "That particulars of the report and discussion be noted on the minutes and that the progress made against performance indicators in Service Plans for Quarter Two 2018/19 be noted."

#### **A6. Planning Application 18/01111/B re 51 Brunswick Road**

Preceding discussion Mr Councillor A.J. Bentley brought to Members attention a potential interest in the item. Although initially advised he did not need to declare an interest there was confusion during discussion over whether he actually had interest. He left the room for the remainder of discussion and vote. It was later clarified that he had no interest in the application under consideration.

The Committee considered planning application 18/01111/B for the demolition works, alteration, erection of extension and creation of vehicular access at 51 Brunswick Road, Douglas.

The proposal is to remove a section of the existing boundary wall to create access for off street parking, for up to three vehicles. Approximately 5.33m of wall is to be removed to form the entrance to a new vehicular hardstanding. The report advised that on street parking is available directly outside of the property on the main road, with parking only permitted along one side of Brunswick Road.

Members were advised that although the property is within a conservation area, there is currently no local planning guidance relating to off street parking within such areas, in order to provide a measured assessment of the application officers had therefore considered guidance produced by Bristol City Council relating to off street parking.

A Member raised concern that approval of the application could potentially set a precedent in the area for similar planning applications.

Resolved, "That particulars of the report and discussion be noted on the minutes and that no objection be raised to the planning application."

For: 2 – Against: 1

Mr Councillor R.H. McNicholl asked that his name be recorded as voting against the resolution.

#### **A7. Planning Application 18/01057/B re 10 Sartfell Road**

The Committee considered planning application 18/01057/B for the demolition of part of a wall and creation of a vehicular access and driveway at 10 Sartfell Road, Douglas.

The proposal is to increase the width of the existing pedestrian entrance by approximately 2.6m providing a new entrance of approximately 3.6m to allow for vehicular off street parking and electric vehicle charging.

Members were advised that the application site is within a conservation area and as such, officers had referred to guidance from Bristol City Council relating to off street parking. Members raised concern over the lack of local planning guidance for off street parking within conservation areas and as such felt that this hindered the process of determining such applications.

Members considered that although some similarities between this and the previously considered planning application 18/01111/B were apparent there were some notable differences. In particular, this property has an existing garage located to the rear of the property, the proposed gateposts were narrower than others within the street and that the proposal would decrease the number of on street parking spaces.

Motion put, "That particulars of the report and discussion be noted on the minutes and that no objection be raised to the planning application."

A vote was taken which resulted in: For: 1 – Against: 3

Resolved, "That an objection be raised to the planning application on the grounds that it does not comply with Environmental Policy 35 in that the appearance of the proposal would be detrimental to the amenities of the area and the following comments be forwarded to the Planning Committee:

- (a) Concerns have been raised about the lack of local guidance in relation to off street parking within conservation areas
- (b) The Council asks that the Planning Committee consider issuing guidance in relation to off street parking in conservation areas with a particular view on the potential need for homeowners to charge electric vehicles."

**A8. Planning Application 18/00846/B re Bus Station, Lord Street**

The Committee re-considered planning application 18/00846/B for the erection of a leisure-led mixed use development at the Bus Station Car Park, Lord Street, Douglas.

The application was considered by the Committee at its September meeting. However Members considered that there was insufficient detail within the application to fully consider some aspects of the proposals. A letter was subsequently sent to the Planning Authority raising a number of concerns and queries.

Appended to the report and reviewed by the Committee was the response received by the Council from the applicant addressing the concerns raised, together with drawings and the original planning report.

The Assistant Chief Officer (Regeneration) advised that during a meeting he had attended with the Building Control Manager and the applicant, careful consideration had been given to all of the Council's concerns, and where possible, changes had been made to the proposals.

The Committee expressed dissatisfaction that provision for an adult change facility had not been included, they reiterated their concerns about the use of Chapel Row as the main access route into the development for both cars and service vehicles and expressed disappointment that the applicant had not been forthcoming with a waste management strategy. The Assistant Chief Officer (Regeneration) advised that the waste management strategy would be dealt with as a matter for Building Regulations.

Resolved, "That particulars of the report and discussion be noted on the minutes; and

- (i) The proposals amount to the largest redevelopment within the Borough in recent times, and this scheme has the potential to begin the much needed regeneration of this area of lower Douglas. The scheme also has significant social and economic benefits to both the Borough and the Island and therefore is worthy of the Council's support; and
- (ii) The following comments be forwarded to the Planning Committee:
  - (a) The Council is very concerned about the use of Chapel Row as the main access route into the development;
  - (b) The Council asks that a full waste management strategy is submitted as part of the Building Regulations application; and
  - (c) The Council expresses its disappointment that no provision has been included for an adult change facility."

**A9. Schedule of Neglected, Dilapidated, Ruinous and Dangerous Properties**

The Committee noted the schedule of neglected, dilapidated, ruinous and dangerous properties being dealt with on behalf of the Council.

The Community and Enforcement Manager provided Members with an update on the following properties: 33 Princes Street, Pitcairn, Wyndham and Imperial Hotel.

Resolved, "That the schedule be noted on the minutes."

**A10. Items for Future Consideration**

The Committee noted the schedule of items for future consideration.

Resolved, "That the schedule and discussion be noted on the minutes."

**PART B –**

***Matters requiring Executive Committee approval***

There were no items requiring Executive Committee approval.

**PART C –**

***Matters requiring Council approval***

There were no items requiring Council approval.

The meeting ended at 1.40pm.